

# Haralson County Environmental Health

P.O. Box 40, 133 Buchanan By Pass  
Buchanan, GA 30113  
770-646-9212  
Fax: 770-646-8193

## Subdivision Lot Sizing

To provide for the orderly and safe development of property utilizing on-site sewage management systems, minimum lot sizes have been established. Larger lot sizes may be required to meet the requirements of the Manual for On-site Sewage Management Systems depending on the proposed development of the property. County Boards of Health and/or County Zoning Authorities may require larger minimum lot sizes; the larger minimum lot sizes will take precedence.

1. Lot sizing requirements are as follows for single family dwellings such as mobile homes, stick built homes, modular homes, etc. on individual lots in subdivisions, mobile home lots, and mobile home parks. See Table MT-1 and subparagraphs 1A through 1E.

Table MT-1

Minimum (Min) Lot Sizes, and Maximum (Max) Allowable Sewage Flow with Types of Water Supply System.

	Type of Water Supply System	
Min Lot Size	Non-public	Public
Soil Percolation rates		
(5-15 min. percolation)	43,560 (sq.ft.)	21,780 (sq.ft.)
(16-30 min. percolation)	48,000 (sq.ft.)	24,000 (sq.ft.)
(31-45 min. percolation)	52,000 (sq.ft.)	26,000 (sq.ft.)
(46-60 min. percolation)	56,000 (sq.ft.)	28,000 (sq.ft.)
(61-90 min. percolation)	60,000 (sq.ft.)	30,000 (sq.ft.)
(91-120 min. percolation)	3 acres	3 acres
Max Sewage Flow	600 gpad	1200 gpad

A. The above minimum lot sizes are for the typical home (3 or 4 bedroom) with basic appurtenances such as; driveway, minimum number of trees, and water supply line. If larger houses, swimming pools, tennis courts or outbuildings, etc. are proposed to be constructed or if trees would interfere with installation of an on-site sewage management system, the County Board of Health will require larger lots to assure useable soil area.

B. The County Board of Health may also require larger lot sizes when physical factors indicate the need to do so. These factors include, but are not limited to, the availability of sufficient unobstructed

land areas for an approved on-site sewage management system and approved replacement system, slope over 5%, percolation rates higher than 45 minutes per inch, need for subsurface drainage or adverse topographic features.

C. The following land areas are not considered as a part of a lot when calculating the required minimum lot size: right of ways of roads, easements (such as power line or pipe line) that exclude installation of an on-site sewage management system, bodies of water, land within a flood plain, land within 50 feet of a lake, river, stream,, wetland or other bodies of water and similar limiting factors.

D. There must be an unobstructed area on each lot for installation of an approved on-site sewage management system and an equal or larger area, as appropriate, for an approved replacement system. This will include sufficient area for site modifications for installation of both the initial system and replacement system. All pertinent county zoning set-backs and other space requirements must also be met.

E. The maximum daily sewage flow for each lot or parcel of land shall not exceed 600 gallons per acre per day (gpad) or 1200 gpad when served by non-public or public water supply system respectively. When sewage flows exceed these quantities (600 or 1200 gpad as indicated) for a given dwelling structure, the minimum lot size or parcel of land shall be increased proportionally according to the following example: Assume a public water supply exists (so 1200 gpad maximum sewage flow allowed per minimum required land area 21,780 sq.ft.), and there is a proposed sewage flow of 5,000 gpd. To determine X= the square footage of the lot needed, use the following formula:

$$\begin{aligned} & X = \frac{5000 \text{ gal/day}}{1200 \text{ gal/acre/day}} \\ & = 4.17 \text{ acres} \\ & = 4.17 \times 43560 \text{ ft.} \\ & = 181,500 \text{ ft. area of land needed.} \end{aligned}$$

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Prior to the issuance of a permit for the installation of a septic tank and field line to serve a single family residence the following steps should be completed.

1. Contact Building Inspector and Zoning Office to obtain information on requirements from their office. Phone #770-646-2033. If your house is located inside the city limits contact the City Hall for permitting requirements
2. Fill out an application down to and including the line "House Design" and "Level of Plumbing Outlet". The permit cannot be issued without complete information entered on the application form. Be sure that the directions to the property are given in the property location block.
3. Stake or flag off the property corners and the location of the house site. If the house site is not easily visible from the road, post a sign with the property owners name and mark a trail with ribbons leading to the site.
4. Provide this office with a copy of the plat of the property.
5. Provide this office with the results of a percolation test that was performed by a certified percolation contractor, or a soil report from a soil scientist on our approved list. If the health inspector notes any abnormalities during site review (soil color, water table problems, evidence of rock) a soil scientist report may be required.
6. Once the above steps have been completed bring in perk or soils information into the Environmental Health office so an inspector can go visit the property and do the site review. If conditions are favorable the permit will be completed and issued. Payment of the \$100.00 fee is due at that time.

Note: If the property is in a subdivision, the plat and soil information may already be on file in this office.

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# Haralson Environmental Health

## Soil Information for Sewage System Construction Permits

The soil information that you submit will be used, in conjunction with other information, to determine the field line requirements for the installation of the on-site sewage management system at your property.

It is recommended that you use the services of a certified soil scientist, engineer or geologist to map the soil characteristics at your house site. Soils analysis is required for all subdivision lots and commercial lots. You will need to provide a plat of the property and stake the proposed house location. A list of soil scientists who most frequently do business in this area follows. A complete list of certified soil scientists, geologists and engineers is available upon request.

Robert Kendall GA-124-SC  
Kendall & Associates  
2443 Powder Springs Road  
Marietta, GA 30064  
Phone: (770) 439-8824  
Fax: (770) 439-0131  
E-mail: [bob@kendallassocia.com](mailto:bob@kendallassocia.com)

Kevin Herndon GA-115-SC  
Horizon Environmental Inc.  
P. O. Box 759  
Braselton, GA 30517  
Phone: (770) 967-7880  
Fax: (706) 654-3876  
E-mail: [kevinh@aol-10.com](mailto:kevinh@aol-10.com)

Dan McCracken GA-148-SC  
Soil Science, Inc.  
P. O. Box 1899  
Winder, GA 30680  
Phone: (770) 554-1347  
Fax: (770) 544-1348  
E-mail: [soilbek@danktel.com](mailto:soilbek@danktel.com)

Boyd Rogers GA-182-SC  
Coosa Soil Services  
103 Redmond Road  
Rome, GA 30165  
Phone: (706) 232-0036  
Fax: (706) 291-2914  
E-mail: [coosasoils@comcast.net](mailto:coosasoils@comcast.net)

**Single-family residences may use percolation testing. However, if evaluation of the site shows signs of seasonal high water table, rock restrictions or other limiting factors, a soils analysis would then be required. A list of percolation test contractors follows.**

Richie Hatch, David Hatch  
Head, Hatch & Associates  
Phone: (770) 748-2696  
(770) 684-0724  
Pager: (770) 769-2883

Michael Rogers  
Phone: (770) 684-7915  
Pager: (770) 546-0187

Bob Worthington  
Phone: (770) 646-5766  
Pager: (770) 782-0397

RESOLUTION ADOPTING RULES AND REGULATIONS  
CONCERNING MINIMUM STANDARDS FOR  
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND FOR OTHER  
PURPOSES

WHEREAS, the Haralson County Commissioner has determined that it is in the best interest of public health in Haralson County to establish minimum lot sizes for residential lots on which individual sewage disposal systems must be installed due to the unavailability of public sewerage; and

WHEREAS, one of the functions of the Haralson Commissioner is to determine the health needs and resources of its jurisdiction pertaining to public health; and

WHEREAS, the Haralson County Commissioner is concerned about the improper installation of individual sewage disposal systems on an area insufficient to properly protect the health of the citizens of Haralson County.

NOW THEREFORE, by the authority invested upon the Haralson County Commissioner, I hereby adopt the following Rules and Regulations concerning the installation of individual sewage disposal systems.

1.

The installation and maintenance of an individual sewage disposal system in Haralson County shall conform to the Rules and Regulations for "Individual Sewage Disposal Systems" as set forth in Chapter 290-5-25 of the Georgia Department of Human Resources as now in effect or hereafter amended.

2.

In addition thereto, any owner, developer, lessee or agent thereof of every building, residence or other structure which will not be served by a public sewerage system shall conform to the following minimum standards:

**A. Single Family Dwelling Units**

Building lots for single family detached dwelling units shall be the greater of one-half (1/2) acre or sufficient acreage to provide 8,000 square feet of useable land for individual sewage disposal exclusive of that area occupied or to be occupied by structures, paving, parking areas, driveways and in-ground utilities; and provided further, that there shall not be more than one (1) single family detached dwelling unit allowed on said lot. Single family dwelling unit includes, but is not limited to, conventional housing, industrialized buildings and manufactured housing.

**B. Duplexes**

Building lots for duplexes shall be the greater of three-fourths (3/4) of an acre or sufficient acreage to provide 10,000 square feet of useable land for sewage disposal exclusive of that area occupied or to be occupied by structures, paving, parking areas, driveways and in-ground utilities.

**C. Appartments, Condominiums and all other Residential Dwelling Structures**

Building lots for three (3) or more attached residential dwelling units shall be the greater of one (1) acre or of sufficient acreage to provide 2,000 square feet of useable land per bedroom for sewage disposal exclusive of that area occupied or to be occupied by structures, paving, parking area, driveways and in-ground utilities.

**D. Minimum length of Nitrification Line**

Every dwelling unit shall have a minimum of 250 square feet of nitrification line per bedroom.

**E. Building Lot Width**

No building lot shall be less than 100 feet in width.

**F. Percolation Tests**

Percolation tests and/or other soil interpretive data deemed necessary by the Haralson County Commissioner shall be required prior to the development of any lot in Haralson County on which a residential dwelling unit is to be placed. Installation of an individual sewage disposal system shall not commence until such time as certificate of compliance with these Rules and Regulations has been obtained from the Haralson County Department of Health.

**G. Mobile Home Parks**

Mobile Home Parks served by public or community water systems but where individual on-site sewage management systems are used for

individual spaces shall be limited to a density of not more than five (5) spaces per acre; and provided that whenever possible, Mobile Home Parks should be served by a central or community sewage system.


H. Individual Water and Sewage System

Whenever a structure is to be served by both an individual water system and an individual on-site sewage management system, the minimum lot sizes set out herein shall be increased in size by fifty (50) percent.

The Rules and Regulations contained herein shall be binding upon any and all properties upon which there is not presently located a structure to which these Rules and Regulations apply; and provide further, that nothing contained herein is to be interpreted as prohibiting the enforcement of any other Rules and Regulations now or hereafter adopted which set forth more stringent standards than are contained herein or the taking of any appropriate action to enforce the Health Laws of this State against any existing structure which may be found to be in violation of said Health Laws.

These Rules and Regulations shall become effective as provided by law.

DONE IN OPEN COURT AT THE REGULAR BUSINESS MEETING OF THE COMMISSIONER OF HARALSON COUNTY, GEORGIA, THIS 11 OF JULY, 1989, AND ORDERED SPREAD UPON THE MINUTES OF THIS MEETING.

  
TONY ELLIS, COMMISSIONER

ATTEST:

  
CHARLENE C. SMITH, CLERK